

329 Magnus Avenue

Welcome
to

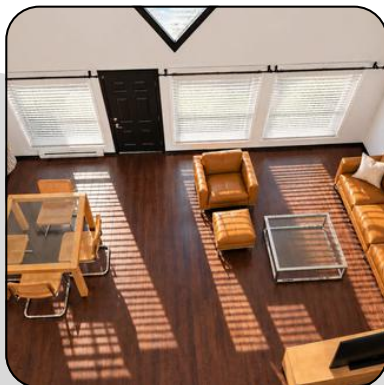


About This 1423 Square Foot Home

SOWN this as low as \$891/month! Wait, WHAT? YES!- Based on 5% down, over 30 yrs, 3.55 variable rate. AFFORDABLE LIVING? Awesome home on a HUGE, secure, fully fenced yard that checks a bunch of boxes? Yep! It's here. Welcome to 329 Magnus Ave. Located mid-way on a quiet block, surrounded by wonderful owner occupied neighbours, this package is a rarity & one to pay close attention to..HERE's WHY: Located in a character neighbourhood with a canopy of huge trees on a 43 wide lot and built in 1986! This unique 1.5 story home offers 1423 SF of comfortable living. Resting on a solid concrete foundation with a full basement that provides a rec room, bedroom, laundry & storage rooms. Main floor has soaring ceilings w/big windows in the sun filled, open concept living/dining room area. Overlooked by an accommodating kitchen. A 4 pce bathroom & 2 big bedrooms round out the main floor. Head upstairs, it's awesome! You'll be impressed by the massive loft area (red velvet flooring included). Chill or work(out) here & spy on the peeps downstairs lol! Need a rest? The upper primary bedroom is cozy & boasts a walk-in closet! Outside, enjoy a sundeck, fully fenced massive yard & sliding parking gate. Shingles-Oct 2026!

Features About This Perfectly Updated Home

- Built in 1986!
- 4 bedrooms, 2 bathrooms
- Updates include: shingles, windows, flooring, hot water tank & much more!
- Fenced backyard
- Parking pad
- Close to EVERYTHING!
- Excellent value at this price. DARE TO COMPARE!



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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

CrossProperty Client Full

Property Type			
329 Magnus Avenue , Winnipeg R2W 2B7			
Nghbrhd:		Area:	4A
Linc #:	014R022306000	Schl Div:	Winnipeg (WPG 1)
Type:	RD	Gross Tax:	\$2,413.20
Use:	Year-round	Tax Yr:	26
Style:	1+1/2	Ed Tax:	\$1,151.57
Yr Built/Age:	1986/	Imprv:	\$298.85
New Const:	No	Spc Lvy:	
RMA:	7	Payout:	
Legal:	BDA: 3		
Add Lql:	TBD: 4		
	Baths: F2/H0		

Remarks & Directions	
Remarks:	OWN this as low as \$891/month! Wait, WHAT? YES!- Based on 5% down, over 30 yrs, 3.55 variable rate. AFFORDABLE LIVING? Awesome home on a HUGE, secure, fully fenced yard that checks a bunch of boxes? Yep! It's here. Welcome to 329 Magnus Ave. Located mid-way on a quiet block, surrounded by wonderful owner occupied neighbours, this package is a rarity & one to pay close attention to..HERE's WHY: Located in a character neighbourhood with a canopy of huge trees on a 43 wide lot and built in 1986! This unique 1.5 story home offers 1423 SF of comfortable living. Resting on a solid concrete foundation with a full basement that provides a rec room, bedroom, laundry & storage rooms. Main floor has soaring ceilings w/big windows in the sun filled, open concept living/dining room area. Overlooked by an accommodating kitchen. A 4 pce bathroom & 2 big bedrooms round out the main floor. Head upstairs, it's awesome! You'll be impressed by the massive loft area (red velvet flooring included). Chill or work(out) here & spy on the peeps downstairs lol! Need a rest? The upper primary bedroom is cozy & boasts a walk-in closet! Outside, enjoy a sundeck, fully fenced massive yard & sliding parking gate. Shingles-Oct 2026!

General Information			
Basement:	Full	B Dev:	Fully Finished, Partially Finished
FP Type/Fuel:		# FP:	Zoning: R2
Lot Dim:		Acres:	Hectares:
Frnt Exp:		Fndtion:	Concrete
Exterior:		Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Baseboard	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Parking Pad, Rear Drive Access		
Remodel:	Other remarks, Roof Coverings		
Site Infl:	Fenced, Landscaped deck, Paved Lane, Public Transportation		
Features:	Air conditioning wall unit, Deck, Main floor full bathroom		
Gds Incl:	Blinds, Dishwasher, Dryer, Refrigerator, Washer		
Gds Excl:			
Rnt Eqp:			

Approximate Room Dimensions														
Room		L	Dimen	Room		L	Dimen	Room		L	Dimen			
Kitchen	M	10X9.5		Dining Room	M	9.5X10.5		Living Room	M	11.5X13.9				
Bedroom	M	8.1X15.12		Bedroom	M	11.5X13.9		Four Piece Bath	M					
Primary Bedroom	U	11.3X20.11		Loft	U	10.2X21		Three Piece Bath	U					
Recreation Room	B	12.2X24.1		Bedroom	B	9.4X13.4		Laundry Room	B	13.3X8.2				
Storage Room	B	10.5X11.9		Storage Room	B	4.5X6.7								
# Baths:	1PC	2PC	3PC	4PC	5PC	6PC		# Ensuite:	1PC	2PC	3PC	4PC	5PC	6PC
	0	0	1	1	0	0			0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.